



Report of Technical Review Committee

Docket #: PC 2006-030 Project Type: Site Development Plan TRC Meeting: 5/24/06
Project: Scott's Lawn Service
Location: Commerce Pkwy W. Dr., Sec. 1, Lot 3A, Precedent South
Engineer: Projects Plus Representative(s): Max Cooper

TRC Members Present

Planning:
Ed Ferguson
Lowell Weber

Engineering & Sanitation:
Paul Peoni - Engineering
Kevin Riddle - Engineering
Keith Meier - Sanitation

Fire Department:
Rodney Johnson

Parks Department:
Evan Springer

Police Department:
Duke Woolen

Other:
Greg Wilhelm - REMC
Diana Mercer – Indiana American Water

Minutes:

This lot is west of Graham Road and south of Main Street. It faces the internal street (Commerce Parkway West Drive). It will have shared access driveway with the lot to the north and possibly also with the lot to the south.

There are additional infrastructure improvements (storm and sanitary) that must be completed by the developer before this lot can be developed as per the plans.

Johnson moved. Weber seconded. All ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Landscape plans shall be subject to revision as per written staff report.
- 4) All written comments listed in Fire Department's report shall be met. (attached)
- 5) Off-site drainage plans and explanatory notes shall be added to the plans.
- 6) Plans shall note that storm sewers and inlets will be privately owned and maintained.
- 7) Land Alteration Permit shall be subject to completion of Block 3 infrastructure improvements by Precedent Development.